



GRANDVIEW HISTORIC DISTRICT

NOVEMBER 16TH WORKSHOP

Thank You For Your Attendance!

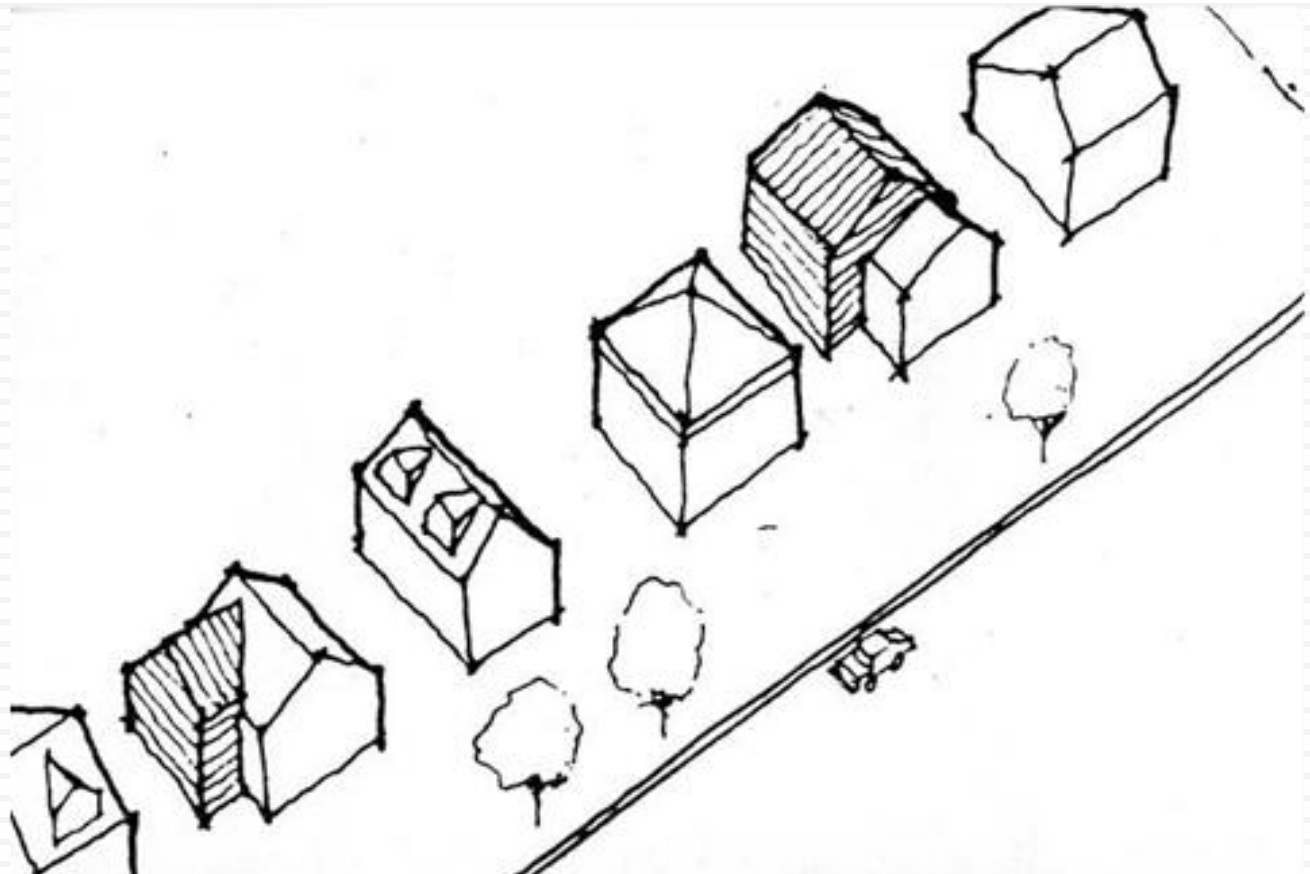
Workshop Objective:

- To create general consensus on quick changes for home owners within the Grandview Historic District.
 - ▣ Review Guiding Principles from Sept. 28th Meeting
 - ▣ Draft actions not subject to review
 - ▣ Draft actions which can be reviewed by Planning Staff
 - ▣ Draft actions subject to Historic Preservation Board review

September 28th Meeting Review

- Guiding Principles Based on Sept. 28th Meeting...
- Need to:
 - ▣ Establish Simple Standards
 - ▣ Provide for Practical Maintenance
 - ▣ Return to Historic District's Intent

Actions Not Subject To Review



Actions Not Subject To Review

- Painting or Staining Existing Structures
- Emergency Repairs
- Interior Work (Structural Changes May Require City Building Permit)
- Ordinary Maintenance and Repair, including:
 - ▣ Foundation
 - ▣ Siding, Trim, Roofing, Masonry (Tuck Pointing), Same Materials, Details and Colors
 - ▣ Windows, with Same Size, Scope, Placement, Style, Features and Materials

Actions Not Subject To Review Cont.

- Detached Accessory Structures Under 200 Square Feet Not Visible From the Street
- Replacement of Exterior Doors, Including Garage Doors, Not Visible From the Street
- Landscaping Improvements
- Installation of Hose Reels, Sprinkler
- Window Air Units, Satellite Dishes

Actions Not Subject To Review Cont.

- Mechanical and Electrical equipment, Such as Solar Panels, Air Conditioners, Heat Pumps Not Placed in Front Yard
- Retaining Walls, Not Exceeding 4 ft in height
- Installation of Gutters and Downspouts
- Placement of Temporary Signs, Not Exceeding 6 sq ft.

Actions for Staff Level Review

- Installation/replacement of fences
- Major roofing replacement/new roofing, retaining original shape, pitch, other features, sizes and patterns of roofing materials
- Mechanical & utility equipment placed in front yard
- Replacement of exterior doors visible from street, same location/configuration, original materials
- Major siding replacement/new siding, replacement with original materials

Actions for Staff Level Review Cont.

- Replacement of existing windows, with original size, scope, placement, style and features, but not same as existing
- Construction of driveways/parking pads
- Building additions not visible from street
- Accessory structures not visible from street
- Signs requiring a sign permit

Actions For HPB Review

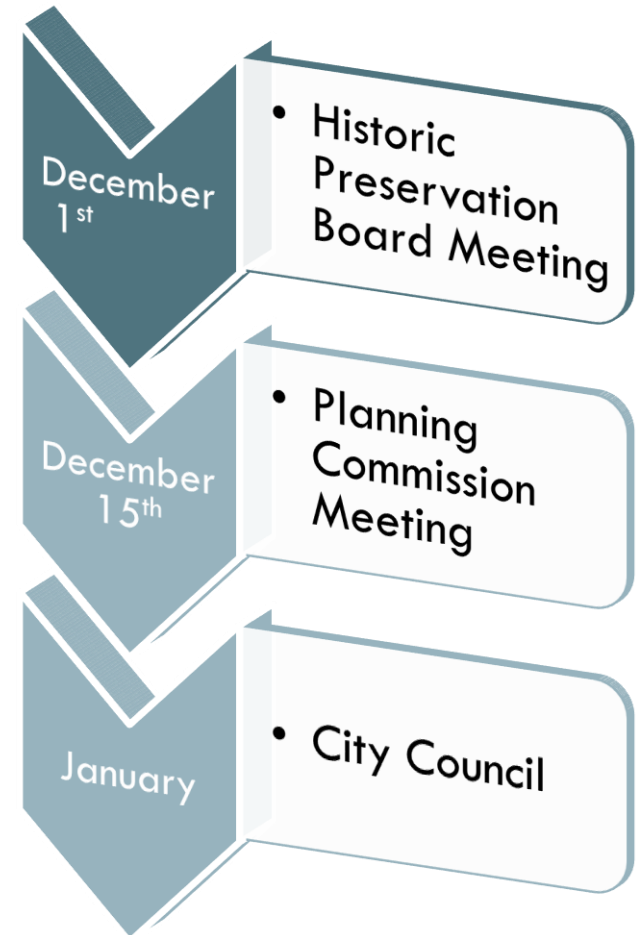
- Actions for special valuation
- New Construction
- Accessory structures visible from street
- Building additions visible from street

Actions For HPB Review Cont.

- Demolition of any contributing building
- Special exceptions to underlying standards
- Building permits that include conversion of existing single family to other uses
- Building permits that include exterior modifications not listed in above categories

Next Steps / Draft Timeline:

- Review Items Receiving General Consensus and Draft Code
- Review Actions Identified as Needing More Research / Discussion
- Move Forward With Suggesting Code Changes Per the Draft Timeline on the Right





THANK YOU FOR YOUR
ATTENDANCE AND
PARTICIPATION!



City of Wenatchee